



30 Tower Street, Leicester, LeicesterLE16WS

MOORE
& YORK



Property at a glance:

- Spacious Three Story Character Property
- Investment Opportunity
- Converted into Two Separate Dwellings
- Walking Distance LRI, DMU & City Centre
- No Upward Chain
- Gas Centrally Heated
- Character Features Throughout

Guide Price £200,000 Freehold



Spacious three story Victorian character terraced home conveniently located within walking distance of the LRI, Leicester City Centre, DMU and the main Leicester Railway Station. The property has been presently converted into two self contained dwellings and the centrally heated accommodation briefly comprises to the ground floor communal entrance hall leading to ground floor area presently comprising lounge, kitchen/dining room, inner hallway providing access to garden and cellar, bedroom and bathroom. The communal entrance also provides secure access to stairwell leading to duplex flat comprising lounge, kitchen/dining room and bathroom with further stairwell leading to two double bedrooms. The property would provide an ideal investment purchase and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood and glazed door set in original brick stepped storm porch leading to;

COMMUNAL ENTRANCE

Separate secure access to ground floor and first floor accommodation.

GROUND FLOOR

Hardwood door leading to;

LIVING ROOM

14' 6" x 12' 10" (4.42m x 3.91m) Sash bay window to front aspect, wall mounted gas fire in traditional tiled surround, radiator, ornate coving.

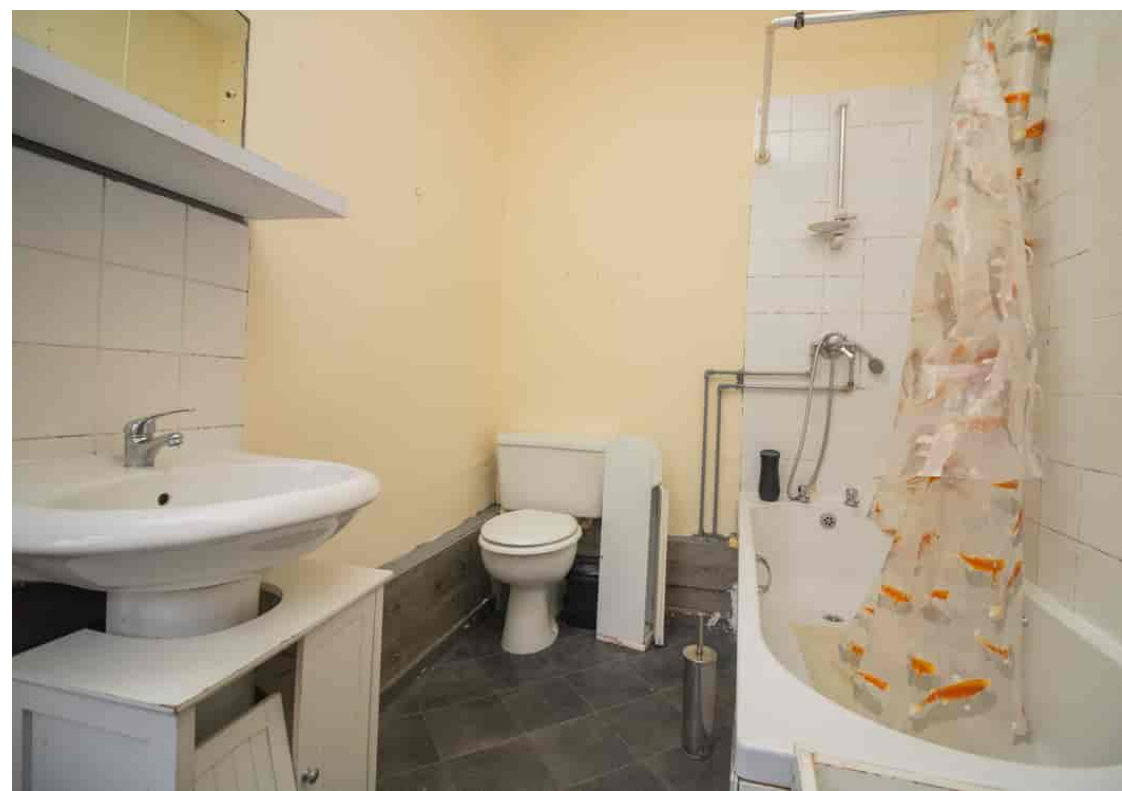


KITCHEN/DINING ROOM

13' 6" x 12' 7" (4.11m x 3.84m) Comprising sink unit with cupboards under, matching base unit with work surface over, drawers and cupboards under, complimentary wall mounted eye level cupboard, plumbing for washing machine, built in oven and four piece gas hob with extractor fan over, tiled splash backs, traditional cast iron, patterned tiled and hardwood fire surround, ornate coving, UPVC sealed double glazed window

OUTER HALLWAY

Access to cellar and rear garden, shelved cupboard.





BEDROOM

10' 7" x 10' 5" (3.23m x 3.17m) Radiator, UPVC sealed double glazed window.

BATHROOM

9' 6" x 5' 10" (2.90m x 1.78m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, wall mounted gas boiler.

FIRST FLOOR

Accessed by secure door and stairwell

HALLWAY

Stairs leading to third floor accommodation.

LIVING ROOM

18' 8" x 12' 3" (5.69m x 3.73m) Feature cast iron, tiled and hardwood surround, ornate coving, radiator.

KITCHEN/DINING ROOM

12' 5" x 11' 0" (3.78m x 3.35m) Comprising sink unit with cupboards under, matching base unit with work surface over, drawers and cupboards under, complimentary wall mounted eye level cupboard, plumbing for washing machine, built in oven and four piece gas hob with extractor fan over, tiled splash backs, traditional cast iron, patterned tiled and hardwood fire surround, ornate coving, alcove cupboards.

BATHROOM

12' 3" x 9' 5" (3.73m x 2.87m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, wall mounted gas boiler. cast iron fire surround.

SECOND FLOOR

Velux window.

BEDROOM 1

12' 7" x 12' 3" (3.84m x 3.73m) Radiator, cast iron fire surround.

BEDROOM 2

17' 4" x 9' 7" (5.28m x 2.92m) Velux windows, radiator, access to loft.

OUTSIDE

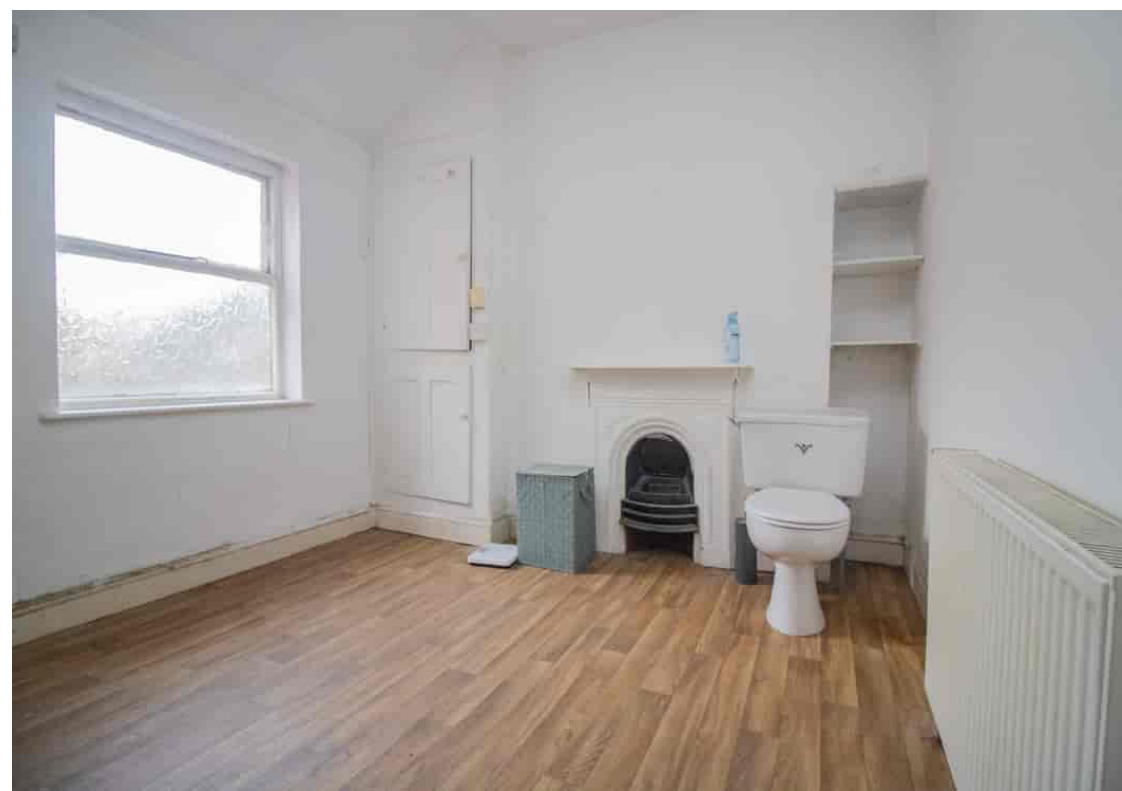
Block paved garden to rear.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.









SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double-glazed.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.



FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

Freehold

EPC RATING

Ground Floor & First/Second Floor D

COUNCIL TAX BAND

Ground Floor & First/Second Floor A

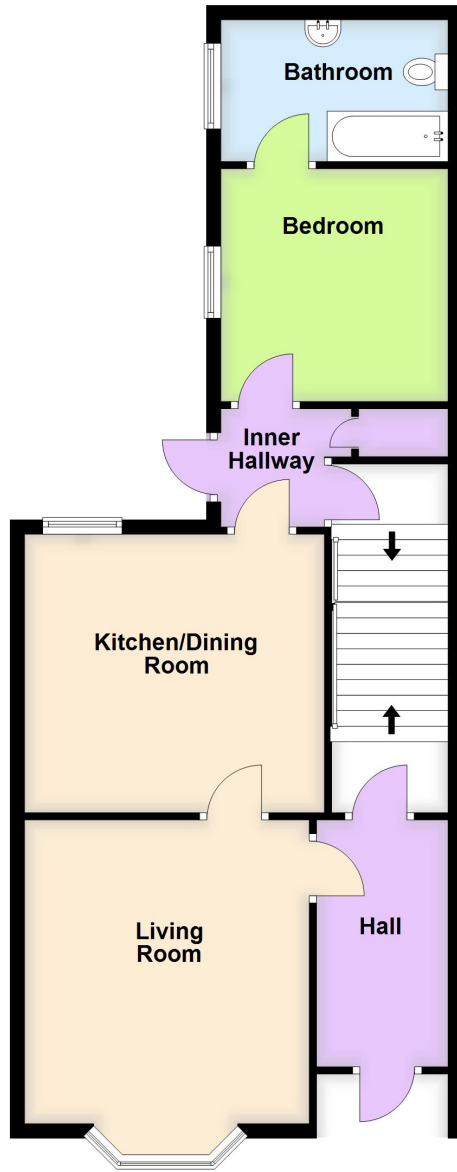


IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

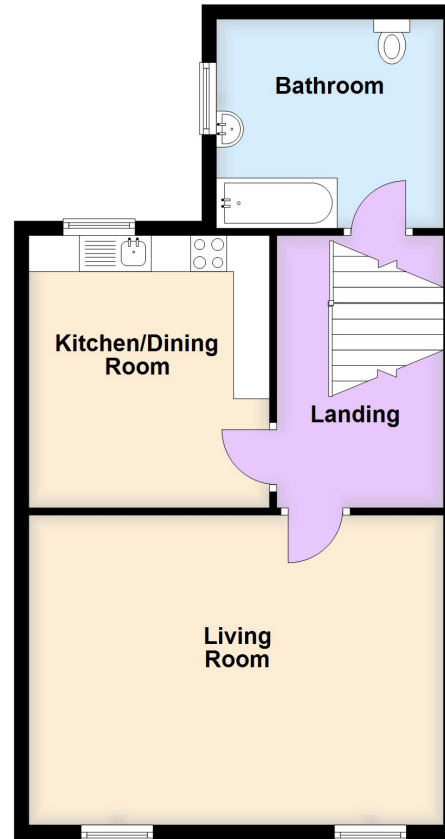
Ground Floor

Approx. 71.0 sq. metres (764.6 sq. feet)



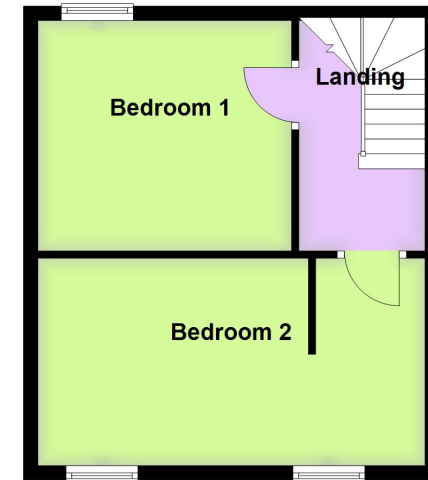
First Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 161.0 sq. metres (1733.4 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

